Neighborhood Notification
Open House Information
Citizen Comments

AFFIDAVIT OF POSTING
OFFICE OF THE CITY CLERK

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I, Steve Perone, being first duly sworn, depose and say:

That on July 27, 2015, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: July 29, 2015

Case No.	Description and Location of Project	No. of Signs	Date Posted
1-PP-2015	Astoria,7930 E Gold Dust Av	1	7-27-15

Date of Development Review Board Public Meeting: August 6, 2015, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

S Perone
(Signature)

Acknowledged this 27th day of July 2015.

Karen P Fitzpatrick
(Notary Public)

My commission expires 1/14/18

KAREN P. FITZPATRICK
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 14, 2018

PUBLIC HEARING NOTICE
REQUEST: Approval to subdivide 2 parcels into 7 single family residential home sites.
CASE#: 1-PP-2015
DATE: August 6, 2015
UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:
SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.
YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING
HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION
1:00 P.M.
DEVELOPMENT REVIEW BOARD
480-312-7000
POSTING DATE:
7-27-2015
www.ScottsdaleAz.gov/projects

1213 -PA- 14

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.
If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- ☐ Abandon of ROW/GLO
- ☐ Board of Adjustment
- ☐ Conditional Use Permit
- ☐ Development Review Board
- ☐ Hardship Exemption
- ☐ Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

*Complete the following marked items **prior to** submitting your application*

☑ **Step 1: Neighborhood Notification**

Provide information by:	To:
☑ 1st Class Letter or Postcard	☑ Property owners and HOAs within 750' (*required for all WCF)
☐ In Person	☑ Adjacent property owners/ tenants/HOAs
☐ Phone call	☑ School District(s)
☐ Certified Mail	☐ Interested Party list (provided by Project Coordinator)
☐ Door Hangers/Flyers	☐ Tenants, employees, and students (*required for all WCF)

** WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.*

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ **Step 2: Project Under Consideration**

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

☐ **Step 3: Hold An Open House Meeting**

You are required to hold a minimum of ___ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator ***at least*** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☑ **Step 4: Complete a Neighborhood Notification Report**

Provide all of the checked items, in a report, with your submittal

☑ You are required to submit a Neighborhood Notification Report with your application.

☑ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.
- Provide affidavit(s) of mailing(s).

☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

☐ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

☐ Project Under Consideration Sign Posting Requirements

☐ Affidavit of Posting

☐ Public Hearing Sign Posting Requirements

Planning, Neighborhood & Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Cachet Homes

17200 N. Perimeter Drive Suite 102 Scottsdale, AZ 85255
Phone 480-556-7000 Fax 480-778-8626 CachetHomes.net

January 15, 2015

Re: 7930 E Gold Dust Ave & 7949 E Cochise Rd

Dear Neighbor,

This letter is being sent to you pursuant to the City of Scottsdale Zoning Code to invite you to an open house neighborhood meeting to discuss the rezoning of the property listed above.

The open house will be held at 6:00 PM on Monday, February 2, 2015 at the Scottsdale Bible Church located at 7601 E Shea Boulevard, Scottsdale, AZ 85258. The project consists of 3.3 acres that Cachet Homes would like to subdivide into 9 custom home lots. The lots will intend to meet the basic underlying zoning guidelines of the Fox Hollow subdivision and will average 13,959 square feet in size. All lots will be accessed from Gold Dust Avenue via a new public street. A copy of the preliminary site plan is included for your review.

If you have any questions for the City of Scottsdale, the case file number is 1213-PA-14. City web address is www.scottsdaleaz.gov/projects/projectsinprocess. The City Senior Planner assigned to this case is Greg Bloemberg and can be reached at gbloemberg@scottsdaleaz.gov or 480-312-4306.

If you have any questions for Cachet Homes I can be reached at rhomyak@cachethomes.net or 480-556-7022 or you can contact Matt Cody, President of Cachet Homes at mhcody@cachethomes.net or 480-556-7010.

We look forward to seeing at the open house.

Sincerely,

Ron Homyak
Product Manager

cc: City of Scottsdale Current Planning Department.

Enc.

Community Input Certification

CASE NO: 1213-PA-14

PROJECT LOCATION: 7930 E Gold Dust Ave + 7949 E Cochise Rd

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
1/14/15	See Attached List			
	for Adressess Mailed			✓

Signature of owner/applicant

Date 1/14/15

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

#1 Michael & Denise J Majeski
8108 E Appaloosa Trail
Scottsdale AZ 85258

#2 Darra L Raydon
David P Arrow
8102 E Appaloosa Trail
Scottsdale AZ 85258

#3 Kyle R & Michelle M Randall
10466 N 81st Street
Scottsdale AZ 85258

#4 Richard & Josephine Tortorelli
10456 N 81st Street
Scottsdale AZ 85258

#5 Scot G & Joan Teasdale
10446 N 81st Street
Scottsdale AZ 85258

#6 Joel A & Joye Sterrett
8113 E Appaloosa Trail
Scottsdale AZ 85258

#7 Clark Revocable Trust
10435 N 81st Street
Scottsdale AZ 85258

#8 Teresa M Edwards
10436 N 81st Street
Scottsdale AZ 85258

#9 Thomas R & Mary L Golden
10426 N 81st Street
Scottsdale AZ 85258

#10 Kevin J & Amy M Bonner
10425 N 81st Street
Scottsdale AZ 85258

#11 Tom C & Cheryl A Martinet
8119 E Appaloosa Trail
Scottsdale AZ 85258

#12 Ketcham Family Living Trust
8125 E Appaloosa Trail
Scottsdale AZ 85258

#13 Mostafa Toossi
Mahboube Sheikholislam
8126 E Quarterhorse Trail
Scottsdale AZ 85258

#14 John L & Mary K Manross Trust
10415 N 81st Street
Scottsdale AZ 85258

#15 Sharon Peterman
10416 N 81st Street
Scottsdale AZ 85258

#16 Stephen Silverman
Mina Mendez
10406 N 81st Street
Scottsdale AZ 85258

#17 Paul H Kuechelmann
8113 E Quarterhorse Trail
Scottsdale AZ 85258

#18 Donald L Howell Trust
8119 E Quarterhorse Trail
Scottsdale AZ 85258

#19 Kevin & Gretchen Smith
8125 E Quarterhorse Trail
Scottsdale AZ 85258

#20 James Hanning
Euginia Rodriguez
8131 E Quarterhorse Trail
Scottsdale AZ 85258

#21 Dimitri A & Jewel K Spanos
8108 E Ferzon Trail
Scottsdale AZ 85258

#22 Matthew A & Shauna M Silverman
8038 E Ferzon Trail
Scottsdale AZ 85258

#23 Robert K & Joann Ferguson Trust
8032 E Ferzon Trail
Scottsdale AZ 85258

#24 Dale L & Catherine A Walls
8026 E Ferzon Trail
Scottsdale AZ 85258

#25 Dustin M & Tanida Brown
8025 E Ferzon Trail
Scottsdale AZ 85258

#26 Carolyn Caine
8031 E Ferzon Trail
Scottsdale AZ 85258

#27 Jeffray A Kaytie Bootz
8101 E Ferzon Trail
Scottsdale AZ 85258

#28 Thomas P & Martha Zilligen
8107 E Ferzon Trail
Scottsdale AZ 85258

#29 Thomas C & Nancy L Hormann
8108 E Naseem Trail
Scottsdale AZ 85258

#30 Heather M Novick
8038 E Naseem Trail
Scottsdale AZ 85258

#31 Richard K Gilbert
8032 E Naseem Trail
Scottsdale AZ 85258

#32 John F Day II
Tasa Munzenrider
8031 E Naseem Trail
Scottsdale AZ 85258

#33 Second Church of Christ
10180 N Hayden Road
Scottsdale AZ 85258

#34/#35 Labadi Family Ltd Partnership
6400 E Horseshoe Road
Paradise Valley AZ 85253

#36/#37 PBP Morgan Trail LLC
8050 E Morgan Trail
Scottsdale AZ 85258

#38 Roy E / Patricia A Heidemann Trust
9985 N 79th Place
Scottsdale AZ 85258

#39 Deidre Ann Scheckel Trust
9963 N 79th Place
Scottsdale AZ 85258

#40 Leonard & Joanne Schramm Trust
9940 n 79th Place
Scottsdale AZ 85258

#41 Richard D & Olga G Seiler Trust
9962 N 79th Place
Scottsdale AZ 85258

#42 Richard C Carr Trust
9984 N 79th Place
Scottsdale AZ 85258

#43 Donald C Wilson
10006 N 79th Place
Scottsdale AZ 85258

#44 William P Healey Revocable Trust
10028 N 79th Place
Scottsdale AZ 85258

#45 Rozanne & Deubzer Kokko
10050 N 79th Place
Scottsdale AZ 85258

#46 Granch Golf Club Inc.
7850 E Mountain View Road
Scottsdale AZ 85258

#47 Gregg & Lara Espin
9668 S Grandview Drive
Tempe AZ 85284

#48 Miriam & Michael Kicis Trust
7873 E Gold Dust Avenue
Scottsdale AZ 85258

#49 Thomas D & Donna Kay Hansen
7871 E Gold Dust Avenue
Scottsdale AZ 85258

#50 Marshall & Helene Abrahams
10025 N 78th Place
Scottsdale AZ 85258

#51 Michelle Koshuta Trust
10045 N 78th Place
Scottsdale AZ 85258

#52 Franck A & Claudia N Ruimy
10065 N 78th Place
Scottsdale AZ 85258

#53 Ensof Property I LLC
10085 N 78th Place
Scottsdale AZ 85258

#54 James M & Lynne Gabriel Trust
10105 N 78th Place
Scottsdale AZ 85258

#55 John D & Mary Ann Mangels Trust
10125 N 78th Place
Scottsdale AZ 85258

#56 Larry K & Sharon A Moring
10140 N 78th Place
Scottsdale AZ 85258

#57 Andrew N & Nicole M Hawking
7835 E Beryl Avenue
Scottsdale AZ 85258

#58 Kenneth G Cleveland
Silvia V Salcedo
7823 E Beryl Avenue
Scottsdale AZ 85258

#59 Joshua Azulay
7811 E Beryl Avenue
Scottsdale AZ 85258

#60 Robert & Suzanne Ellsworth
10205 N 78th Way
Scottsdale AZ 85258

#61 Jordan T Smith
10225 N 78th Way
Scottsdale AZ 85258

#62 Purushottam V & Patricia F Kamat
10255 N 78th Way
Scottsdale AZ 85258

#63 Richard & Janet W Smigielski
7812 E Beryl Avenue
Scottsdale AZ 85258

#64 Michael O & Diana A Moran
7822 E Beryl Avenue
Scottsdale AZ 85258

#65 Thomas H & Margaret M Geweck
Revocable Trust
7832 E Beryl Avenue
Scottsdale AZ 85258

#66 Robert & Mary Stoloff
7823 E Cochise Drive
Scottsdale AZ 85258

#67 Alin & Nora Iancu Trust
7811 E Cochise Road
Scottsdale AZ 85258

#68 Hoyt LLC
10305 N 78th Way
Scottsdale AZ 85258

#69 Mark & Linda S Brecher
10325 N 78th Way
Scottsdale AZ 85258

#70 Joseph E & Darlene J Grigel Trust
10355 N 78th Way
Scottsdale AZ 85258

#71 Thomas E & Kimberly A Kirn
10405 N 78th Way
Scottsdale AZ 85258

#72 Wicki A Rousey Trust
10425 N 78th Way
Scottsdale AZ 85258

#73 Bonita Wasniewski
7812 E Cochise Drive
Scottsdale AZ 85258

#74 Martha Gonzalez
7822 E Cochise Drive
Scottsdale AZ 85258

#75 Douglas & Suzanne Tomasello
7865 E North Lane
Scottsdale AZ 85258

#76 Donald R Alvarez
10455 N 78th Way
Scottsdale AZ 85258

#77 Henry Family Trust
7876 E North Lane
Scottsdale AZ 85258

#78 William F & Julie A Hill
7868 E North Lane
Scottsdale AZ 85258

#79 Wayne G & Barbara R Moine Trust
7865 E Cannon Drive
Scottsdale AZ 85258

#80 David M & Rebecca Hirshfeld
7874 E Cannon Drive
Scottsdale AZ 85258

#81 Shea Chapel LLC
7901 E Shea Boulevard
Scottsdale AZ 85258

#82 Waseem Hamadeh
10532 N 79th Street
Scottsdale AZ 85258

#83 Fadi Makdsi
10572 N 79th Street
Scottsdale AZ 85258

#84 Anna T Manos Family Living Trust
10571 N 79th Street
Scottsdale AZ 85258

#85 Timothy Arnold & Dale A Ballew Living Trusts
10531 N 79th Street
Scottsdale AZ 85258

#86 Richard A & Deanna H Crew Trust
10519 N 79th Street
Scottsdale AZ 85258

#87 Graham W & Peggy J Driscoll
7912 E North Lane
Scottsdale AZ 85258

#88 Andson D/Marleen R White Trust
7932 E North Lane
Scottsdale AZ 85258

#89 Jerome A & Kim C Kaplan
7935 E North Lane
Scottsdale AZ 85258

#90 Arthur/Mary Decabooter Trust
7925 E North Lane
Scottsdale AZ 85258

#91 Shannon L & Philip A Overcash
7915 E North Lane
Scottsdale AZ 85258

#92 Dennis M Levine Living Trust
7905 E North Lane
Scottsdale AZ 85258

#93 Salvator B & Anne B Palazzo Trust
7906 E Cochise Road
Scottsdale AZ 85258

#94 Eric N & Janet M Harris Trust
7912 E Cochise Road
Scottsdale AZ 85258

#95 Gary R & Lisa Hill Fratesi
7922 E Cochise Road
Scottsdale AZ 85258

#96 Clifford H & Laura L Johnston Trust
7932 E Cochise Road
Scottsdale AZ 85258

#97 John & Robin L Goldston
7931 E Cochise Road
Scottsdale AZ 85258

#98 Richard M & Anne Collins
10379 N 79th Street
Scottsdale AZ 85258

#99 William F & Caron Lee Gleason
10349 N 79th Street
Scottsdale AZ 85258

#100 William L Seneff &
Catherine A Graham-Seneff Trust
10279 N 79th Street
Scottsdale AZ 85258

#101 Quinton F & Michelle G Seamons
10249 N 79th Street
Scottsdale AZ 85258

#102 Vector Hayden North LLC
10304 N Haden Road
Scottsdale AZ 85258

#103 Rubano Survivors Trust
10370 N Hayden Road
Scottsdale AZ 85258

#104 Jean M Rubano Trust
10380 N Hayden Road
Scottsdale AZ 85258

#105 Philippe Martinet
10266 N 79th Way
Scottsdale AZ 85258

#106 McCormick Ranch Property
Owners Association Inc.
9248 N 94th Street
Scottsdale AZ 85258

#107 North Meadow II at Gainey
Ranch Homeowners
7720 Gainey Ranch Rd
Scottsdale AZ 85258

#108 North Meadow at Gainey Ranch
Homeowners
7720 Gainey Ranch Rd
Scottsdale AZ 85258

#109 La Cuesta Association
PMB 114
8390 E Via De Ventura F-110
Scottsdale AZ 85258

#110 Fox Hollow Homeowners Assoc
7906 E Cochise Road
Scottsdale AZ 85258

HOA #109
HOA #110
HOA #106
E SHEA BLVD
Search
Basemap
E Appaloosa Tr
E Arabian Tr
N 82nd St
E Quarterhorse Tr
E North Ln
E Cochise Rd
N 81st St
N 78th Pl
N 77th Pl
N 77th St
N 78th St
N 79th St
APN: 175-47-005G
Owner: ONEILL JOYCE BARBARA TR/MARTIN LARRY W TR
Address: 7949 E COCHISE RD, AZ
Floor: 1
E Gold Dust Ave
E Fetlon Tr
E Morgan Tr
E Naseem Tr
E Onyx Ct
E Ironwood Dr
E Turquoise Ave
N Miller Rd
E Lippizan Tr
Mountain View Rd
HOA #108
HOA #106
HOA #107

March 3, 2015

City Of Scottsdale
Planning & Development
One Stop Shop
1 Civic Center
7447 E Indian School Rd Suite 100
Scottsdale AZ 85251

Citizen Review Report

I. Cachet Attended Fox Hollow HOA meeting on 1/19/15.
   a. Cachet received a list of requests of which were complied with (attached).

II. Cachet held zoning dictated neighborhood open house meeting on 2/2/15.
   a. There were 20 Fox Hollow residence and 2 real estate agents in attendance all in support of the 9 lot plan.

III. Cachet and City Staff met on 2/3/15.
   a. Due to density concerns Cachet reduced the plan to 7 lots.

IV. Cachet received notice 2/7/15 some of the Fox Hollow residents became unsupportive.
   a. Determined 3 residents believe they could prevent any redevelopment of the property by opposing. 2 of the 3 are in a position to file legal protest.
   b. Cachet introduced the new 7 lot configuration.
   c. 2 of the protester became indifferent and 1 remains opposed and is in a position to file a legal protest.
   d. The 17 remaining Fox Hollow residents we supportive, many of which are enthusiastically supportive.

Memorandum of Agreement

To: Matthew Cody, Cachet Homes

From: Cliff H. Johnston, President, Fox Hollow HOA

Subject: 7930 E. Gold Dust Ave. & 7949 East Cochise Road

Date: February 3, 2015

Dear Matthew,

On behalf of the Fox Hollow HOA I wanted to thank you for your presentation regarding Cachet Homes' proposed residential development project at our annual HOA meeting on January 19, 2015. I have been appointed by the Fox Hollow HOA to be your point of contact moving forward so there is clarity on both sides with respect to the concerns of the HOA as well as Cachet Homes' agreements to meet or reject those concerns.

A meeting was held on Saturday, January 24, 2015 by the five (5) homeowners that would adjoin the west and north walls of your proposed development. Since these homeowners are the most directly affected by the proposed development, it was important that you heard from them. The following list of demands was generated at that meeting, but they are representative of the collective thoughts of the Fox Hollow HOA as a whole.

Although the Fox Hollow HOA would like to see less density at the development to include maybe a total of six to eight lots (Fox Hollow average lot size is approximately 2,000 square feet larger than the Cachet Homes proposed lot size), the HOA would support your development, as presented, with the following zoning stipulations.

- It is extremely important that no two story homes (including partial second story structures at the front of homes) be allowed on any lot with the exception of proposed Lots #7, #8, #9 (as defined in your recent correspondence). The CC&R documents for the newly-formed HOA created by Cachet must contain such restrictions to avoid violation by future remodels or renovations. Agreed.

- For the same reason as not wanting any second story homes at adjoining lots, the HOA would like to have agreement on a maximum building height. The height of 22' was mentioned but an exact height would need to be further discussed to determine what is realistic and reasonable. The new community's CC&R's must contain the maximum building height restrictions. I believe a height of 24' measured from finished floor to roof ridgeline (flue pipes, chimneys and miscellaneous projections excluded) is appropriate and acceptable.

- Subject to City of Scottsdale building codes, the communal west and north wall heights will be raised to 8', as measured from the ground level on the Fox Hollow side of the wall. Cachet Homes would agree to pursue approval of this increased wall height as part of your requested entitlements. Further, Cachet would be responsible to pay for construction of the increased wall, which must be finished to match the existing wall, which must be completed prior to commencement of construction on the first Cachet new home. The newly-formed HOA created by Cachet must also agree to manage and pay for all maintenance costs for the wall once renovated. We are willing pursue options regarding increasing the wall height, but noticed that the Fox Hollow CCR's state no walls higher than 6' (from Fox Hollow side). The city code allows up to 8' (as measured from the Astoria side), which we will be happy to request. Currently walls averages 7' from the Astoria side. Subject to structural integrity of the existing walls (to be verified), if walls can accept additional courses of block we will be happy to do so. If existing walls are unable to accept additional courses of block, we can work with the individual homeowners of Fox Hollow on a neighbor by neighbor basis to determine the best course of action. Cachet will pay for this work, but each party will be responsible for maintaining their side of the wall on an ongoing basis.

- The Fox Hollow HOA CC&R documents provide some important protections to Fox Hollow homeowners. While it is not expected that the Cachet Homes' HOA CC&Rs would mirror the Fox Hollow HOA provisions, our HOA would appreciate your commitment to include some of the important provisions that would also prohibit some actions that would negatively impact your Fox Hollow neighbors – i.e., prohibitions on RV storage that then becomes an eyesore for Fox Hollow homeowners. There are other provisions as well which we would like to discuss if your proposed development continues moving forward. Agreed. Please provide the specific restrictions you would like to see incorporated into Astoria's CCR's.

- The Fox Hollow HOA must have a means of enforcing the above demands that relate to the new community's CC&R documents. Therefore, the Fox Hollow HOA must be named as a third party beneficiary of the provisions that affect Fox Hollow homeowners. If legally possible, this is fine. If not, we will create zoning stipulations in our case that will accomplish the goal.

- Cache's statement that the new home projected sale prices will be in the range of $1.2 - $1.3 million is considered by all Fox Hollow home owners as a benefit to support or most likely enhance the home values throughout Fox Hollow. The Fox Hollow HOA is concerned that there is a possibility that your development parameters will change in reaction to changing market conditions or the sale of lots to other builders and that lower priced homes, say under $1 million will now be built on the proposed site. What assurances can you provide the FOX Hollow HOA that this cannot or will not be the case? We have no intentions of selling any of the lots without a home. Additionally, the lot's cost basis and design make it very difficult to build homes with a market value under $1 million. We have assumed homes selling in the $1 – $1.4 million range depending upon size.

- It is the request of numerous Fox Hollow homeowners that they would like access to natural gas. Under the assumption that Cachet Homes will provide natural gas accessibility for your proposed homes, we would appreciate your commitment to providing access (at agreed-upon tap sites) to allow Fox Hollow homeowners to tie in to the natural gas piping installed in your development, and for those Fox Hollow homeowners to only be responsible for incremental costs of tapping into your piping. Timing would be coordinated so that this takes place when Cachet Homes has open utility trenches. An easement can be granted through lot 1 if necessary. Gas piping design and routing will be subject to the input and requirements of South West Gas.

Matthew, I look forward to speaking to you regarding this memo. If you are in agreement in concept with the stipulations outlined above, please indicate by signing below, so that we can demonstrate progress to Fox Hollow HOA members. I have reminded the Fox Hollow homeowners of the required rezoning open house neighborhood meeting dated Monday, February 2, 2015 at 6:00PM at Scottsdale Bible Church.

Sincerely,

Cliff Johnston
President
Fox Hollow HOA
602.224.4445
Cliff.johnston@dtz.com

Agreement in principle with the conditions and stipulations contained herein:

By: Cachet Homes

By: Matthew H. Cody, President

Sign: _____

Date: _____

ASTORIA OPEN HOUSE MEETING SIGN-IN SHEET

Project:	Astoria	**Meeting Date:**	2/2/15
Facilitator:	Ron Homyak	**Place/Room:**	Scottsdale Bible Church

Name	Street Address	Comments
Marlene & Anson	7932 E. North Ln.	=
Art & Mary DeCabooter (Lukita)	7925 E. North Ln	
Kim & Jerry Kaplan	7935 E North Lane	
RICK & ANNE COLLINS	10379 N. 79TH ST.	
Eric & Janet Harris	7912 E Cochise Rd.	
Jim Steiner		
Bill & CATHY Seneff	10279 N 79th ST Scotts.	
Dennis Levine	7905 E. North Lane	
Cliff Johnston	7932 E. Cochise	
Anne & Sal Palazzo	7906 E. Cochise	
Bill & [illegible]	10349 N. 79th St.	
Jason Mitchell		
Tom [illegible]		

Waseen Hanadeh

ASTORIA OPEN HOUSE MEETING SIGN-IN SHEET

Project:	Astoria	**Meeting Date:**	2/2/15
Facilitator:	Ron Homyak	**Place/Room:**	Scottsdale Bible Church

Name	Street Address	Comments
Waseem Hamadeh	10532 N. 79th St.	

Preliminary Plat Notification Affidavit

I, Ron Homyak, acting on behalf of Cachet-Astoria LLC, hereby affirm that a copy of the preliminary plat of Astoria subdivision has been delivered to the following agencies for their review.

	AGENCY	DATE NOTIFIED
✓	SALT RIVER PROJECT…(2)	1/19/15
✓	ARIZONA PUBLIC SERVICE	1/19/15
✓	SOUTHWEST GAS CORPORATION	1/19/15
✓	ARIZONA DEPARTMENT OF TRANSPORTATION	1/19/15
✓	MARICOPA COUNTY ENVIRONMENTAL SERVICES	1/19/15
✓	MARICOPA COUNTY PLANNING DEPARTMENT	1/19/15
✓	MARICOPA COUNTY FLOOD CONTROL DISTRICT	1/19/15
✓	SCOTTSDALE POSTMASTER	1/19/15
✓	SCOTTSDALE SCHOOL DISTRICT	1/19/15
✓	CAVE CREEK SCHOOL DISTRICT	1/19/15
✓	PARADISE VALLEY SCHOOL DISTRICT	1/19/15
✓	CENTRAL ARIZONA WATER CONSERVATION DISTRICT	1/19/15
✓	CENTURY LINK	1/19/15
	OTHER	

Signature

Date 1/19/15

17200 N Perimeter Dr Ste 102
Address

480-556-7022
Phone

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Cachet Homes

17200 N. Perimeter Drive Suite 102 Scottsdale, AZ 85255
Phone 480-556-7000 Fax 480-778-8626 CachetHomes.net

January 16, 2015

Dear Madam or Sir,

This is being sent to you pursuant to the City of Scottsdale Zoning Code notifying you of a preliminary plat application.

Please be advised that we are applying for a rezoning application that changes the residential zoning or stipulation resulting in greater residential densities allowed on the subject property. The property is currently zoned for 1 residential unit; our application will result in 9 units.

The City of Scottsdale case file number is 1213-PA-14. City web address is www.scottsdaleaz.gov/projects/projectsinprocess. The City Senior Planner assigned to this case is Greg Bloemberg and can be reached at gbloemberg@scottsdaleaz.gov or 480-312-4306.

As a representative for Cachet Homes I can be reached at rhomyak@cachethomes.net or 480-556-7022 or you can contact Matt Cody, President of Cachet Homes at mhcody@cachethomes.net or 480-556-7010.

Enclosed please find a copy of the preliminary plat for your records.

Sincerely,

Ron Homyak
Product Manager
rhomyak@cachethomes.net

Enc

SOUTHWEST GAS CORPORATION

February 2, 2015

Cachet Homes
Attn: Ron Homyak
17200 N Perimeter Dr. Suite #102
Scottsdale AZ 85255

RE: Natural Gas Service: Astoria

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area. Gas can be extended to this subdivision from our gas main on south side of Gold Dust Ave.

Natural gas is available to serve this project in accordance with our Rule Six as filed with the Arizona Corporation Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

If you have any questions regarding our policies or procedures, please contact me at 602-818-1891.

Sincerely,

Jeff Shelton
Energy Advisor
Central Arizona Division

1600 E. Northern Avenue / Phoenix, Arizona 85020-3982
P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020
www.swgas.com

Ron Homyak

From: DelRio-Smith Laura <Laura.DelRio-Smith@srpnet.com>
Sent: Tuesday, February 03, 2015 9:24 AM
To: Ron Homyak
Subject: SRP-LJ59192/Astoria

Dear Mr. Homyak,

Thank you for submitting your plans through the SRP Land Department's Initial process. Your plans have been viewed to determine possible conflicts with existing facilities.

There are No Conflicts with existing SRP facilities, do to this being in Arizona Public Service (APS) territory.

Please contact Matt Streeper, Land Rights Management, at (602)236-3105, or matt.streeper@srpnet.com; directly to discuss additional review if there are significant changes in the scope of your project.

Thank you again for utilizing our plan review process.

Laura Del Rio-Smith

Salt River Project
1521 North Project Drive (PAB348)
Tempe, Arizona 85281-1206
(602) 236-2134